



ORANGE COUNTY SANITATION DISTRICT

We protect public health and the environment by providing effective wastewater collection, treatment, and recycling.

December 28, 2011

Rosalinh Ung, Associate Planner
City of Newport Beach
3300 Newport Blvd.
Newport Beach, CA 92658-8915

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DEVELOPMENT
CITY OF NEWPORT BEACH

SUBJECT: Notice of Preparation and Initial Study for Uptown Newport Project

This letter is in response to the above referenced Notice of Preparation and Initial Study for Uptown Newport Project for a project within the City of Newport Beach (City). The project site is located 0.6 miles from John Wayne Airport. Is it bounded by Jamboree Road on the east and is within an area bounded by Birch Street on the north and Von Karman Avenue and MacArthur Blvd. on the west, within the City of Newport Beach.

The proposed project would consist of mixed uses with up to 1,244 residential units, 11,500 square feet of neighborhood serving retail space, and two acres of park space. The project site is within the jurisdiction of the Orange County Sanitation District (OCSD).

Please indicate how the connection to the City sewers will lead into the OCSD system. OCSD is concerned that the existing sewer may not have capacity to serve the project, and requests that a sewer study be performed unless it can be demonstrated that the project will not generate a significant increase in flows. Please indicate if the project will require any modifications to city sewers or if our records on the city sewers are incorrect. This could be done by a figure to display wastewater routing into the OCSD system. Use the following flow factors to estimate current and future flows in the Environmental Impact Report:

- 727 gpd/acre for estate density residential (0-3 d.u. /acre)
- 1488 gpd/acre for low density residential (4-7d.u. /acre)
- 3451 gpd/acre for medium density residential (8-16 d.u./acre)
- 5474 gpd/acre for medium-high density residential (17-25 d.u./acre)
- 7516 gpd/acre for high density residential (26-35 d.u./acre)
- 2262 gpd/acre for commercial/office
- 3167 gpd/acre for industrial
- 2715 gpd/acre for institutional

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Stanton
Tustin
Villa Park
Yorba Linda
Costa Mesa
Sanitary District
Midway City
Sanitary District
Irvine Ranch
Water District
County of Orange



recycled paper



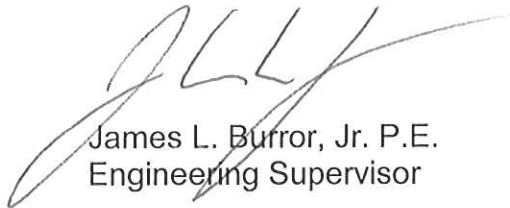
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- 5429 gpd/acre for high intensity industrial/commercial
- 150 gpd/room for hotels and motels
- 50 gal./seat for restaurants
- 129 gpd/acre for recreation and open space usage

You may use more specific flow factors if you think it will more accurately portrays the project's estimated flows and impacts to the local sewer system.

Also, please note that any construction dewatering operations that involve discharges to the local or regional sanitary sewer system must be permitted by OCSD prior to discharges. OCSD staff will need to review/approve the water quality of any discharges and the measures necessary to eliminate materials like sands, silts, and other regulated compounds prior to discharge to the sanitary sewer system.

Thank you for the opportunity to comment on the proposed development. If you have any questions regarding sewer connection fees, please contact Wendy Smith at (714) 593-7880. For planning issues regarding this project, please contact me directly at (714) 593-7335.



James L. Burror, Jr. P.E.
Engineering Supervisor

JLB:sa
EDMS:003950451/1.12a

UPTOWN NEWPORT
Wastewater Treatment Questionnaire

1. Please confirm or correct the following information provided to us by Patrick McNelly of OCSD in a response to our inquiry for another project in February 2010.

a. Plant No. 1 in the City of Fountain Valley:

i. has a maximum capacity, for advanced primary and secondary treatment, of 204 million gallons per day (mgd) *yes*

ii. treats an average of ~~86~~ mgd. *95 mgd.*

iii. About 66 mgd of effluent from Plant No. 1 are sent to the OCWD for further treatment in the groundwater replenishment system (GWRS) facility in Fountain Valley, which has a capacity of 70 mgd. *yes*

iv. GWRS-treated water is used for injection into the Main Orange County Groundwater Basin to control saltwater intrusion, or for recharging the basin via percolation basins. *yes*

v. An additional 3.3 mgd of effluent from Plant No. 1 are sent to the OCWD for tertiary treatment in a separate facility; this water is then delivered to customers for irrigation use. *yes*

vi. The balance of effluent from Plant No. 1, roughly ~~16.7~~ mgd, is sent to Reclamation Plant No. 2 in the City of Huntington Beach, and is subsequently discharged through the ocean outfall system. *25.7 mgd*

b. Plant No. 2, which receives wastewater from several major sewers in addition to Plant No. 1:

i. has an average treatment flow rate of ~~124~~ mgd and a *112 mgd*

ii. maximum treatment capacity of 168 mgd *yes*

UPTOWN NEWPORT
Wastewater Treatment Questionnaire

2. Is existing and planned OCSD wastewater treatment capacity sufficient for estimated project wastewater treatment capacity, or would construction of new or expanded wastewater treatment facilities be required?
- a. Our estimate for project wastewater generation is 226,323 gallons per day. The estimate is 100 percent of potable water demand forecast using Irvine Ranch Water District water demand factors for high-rise-density residential units and for community commercial use.

yes, capacity is sufficient.

Response Prepared By:

Daisy Covarrubias sr. staff Analyst
Name Title

Orange County Sanitation District 12/28/11
Agency Date